WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
13th DAY OF November, 19 98

Notary Public

MY COMMISSION EXPIRES: 4-20-00
(AFFIX SEAL)

TCB-BHRE-98-3324

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W, Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

Notary Public, Maury County, Tennessee
My Commission Expires Feb 19

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
MICHAEL J. GASPER (NAME)	Bill Haggard Real Estate Group (NAME)	149 I B 19
308 HAMPSTEAD N. (ADDRESS)	6000 Atrium Way (ADDRESS)	
ANTIOCH, Tennessee 37013 (CITY) (STATE) (ZIP)	Mt. Laurel, NJ 08054 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RICKY ROBINSON AND WIFE, CARMEN ROBINSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL J. GASPER AND WIFE, MARIA L. GASPER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 318 on the Plan of Piccadilley Square, Phase 3, as of record in Plat Book 6250, Page 892, and page 893, and page 894, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ricky Robinson and Wife, Carmen A. Robinson by Quit Claim Deed from Ricky Robinson of record in Deed Book 8227, page 641, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6236, page 680-733, and Master Deed and By-Laws of record in Book 6300, page 409, and Book 6496, page 100, page 107, and page 114, and amended in Book 6518, page 190, and Book 10295, page 520, and page 534, and Book 6295, page 572, and page 580, and page 588, and page 596, and Book 6300, page 431, and Book 6306, page 833, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

052051.7
IDENTIF. # REFERENCE

98 DEC -4 AM 8:01
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 308 HAMPSTEAD N., ANTIOCH, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 13th day of November, 19 98

RICKY ROBINSON

CARMEN ROBINSON

BOOK 11235 PAGE 730

STATE OF TENNESSEE
COUNTY OF DAVIDSON

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RICKY ROBINSON AND WIFE, CARMEN ROBINSON

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 13th day of November, 19 98.

Commission expires 7-3-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
TITLE CONNECTION, INC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 1310 Memorial Boulevard
Springfield, Tennessee 37172

☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 4733 Andrew Jackson Pkwy. #1-C
Hermitage, Tennessee 37076

☐ 557 Sam Ridley Pkwy W., Suite A
Smyrna, Tennessee 37167

☐ 155 Franklin Road, Suite 150
Brentwood, Tennessee 37027

5454 12/01/98 13:30:55 67.60

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11235 PAGE 731

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				118000.00
			CON TX	436.60
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	447.60
			CHECK	447.60
12/04/98	01		08:02 0001	5454

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05205517
IDENTIF. # REFERENCE

98 DEC -4 AM 8:

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

No. 1380463